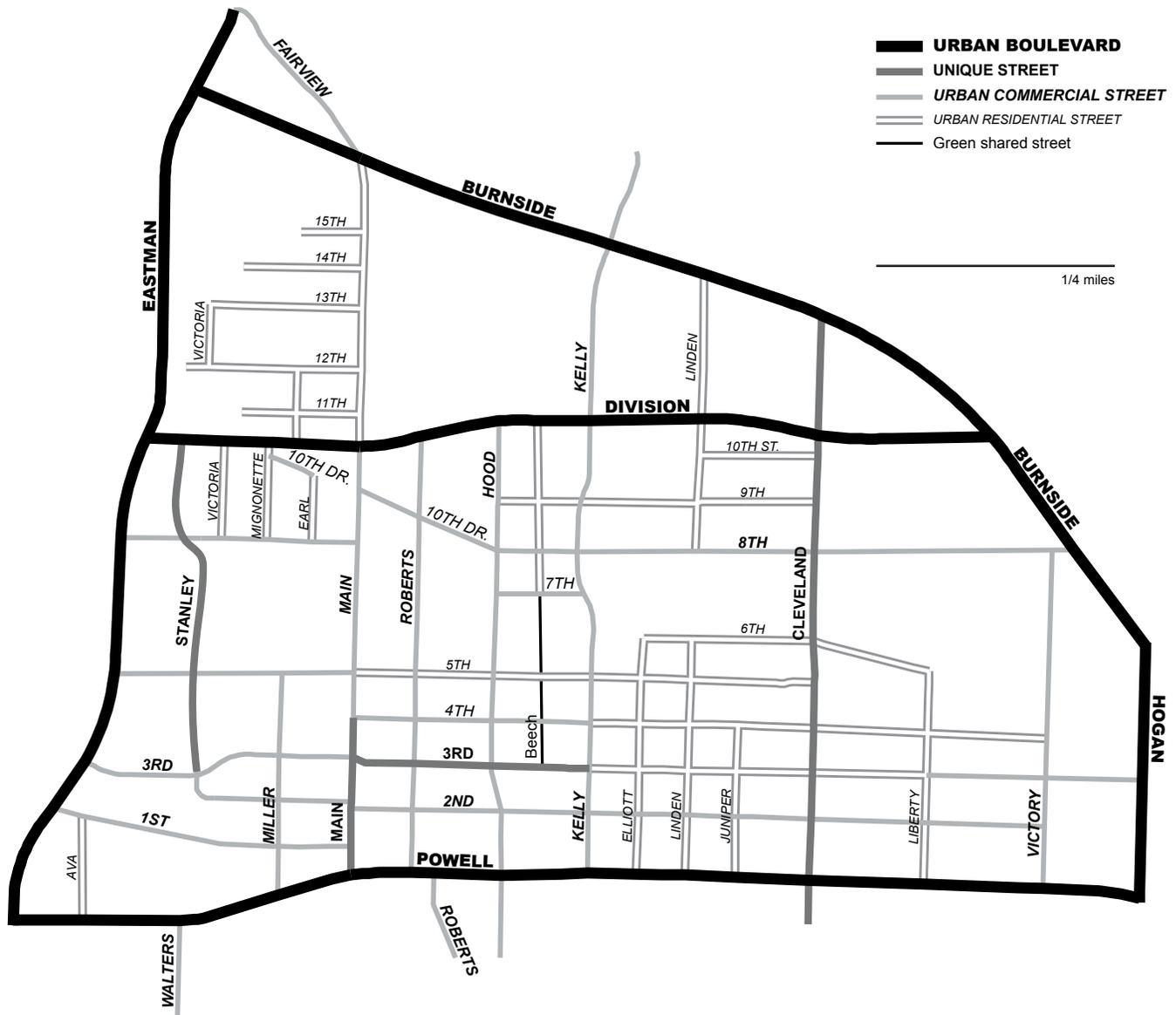


Downtown Street Types

4.1140 Street Type Purpose

The Street Types sections contain non-discretionary standards that applicants must meet as part of the design review process to ensure positive building-to-sidewalk relationships and well-designed streetscapes. The life of Downtown shall be closely tied to the character of its public space, and it is especially important to acknowledge the importance of street as public space. Street design features, and building-to-street relationships will support the development of the Downtown area as a focus of the community and as pedestrian-oriented, transit-supportive Sub-Districts. Special features have been incorporated into several street design classifications included in this document. This section includes several different street types applied to streets throughout Downtown, recognizing that street design and how buildings interface with the street varies based on function, location, land uses and multi-modal capacity.

Map 4.1140: Downtown Street Types



These Street Type requirements will ensure consistent application of appropriate treatments based on mixes of uses and levels of intensity throughout the sub-districts. This section includes standards for the following Street Type designations (refer to Figure 4.1140 for specific designations of each Street Type Downtown):

- Urban Boulevard
- Urban Commercial Street
- Urban Residential Street
- Green/Shared Street
- Unique Streets (Main Avenue, Stanley Avenue, Third Street, Cleveland Avenue)

As new streets are constructed or existing streets are redeveloped, environmental friendly features for stormwater management are required. See Street Types and the Gresham's Public Works Standards for requirements.

4.1141 Public Works Standards Coordination

Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these Street Type Standards and the street standards included elsewhere in the Gresham Community Development Code. If compliance with the standards results in a conflict between the Community Development Code and Public Works Standards, the Public Works Standards govern the street design. The Department of Environmental Services may grant exceptions to the Public Works Standards through the Design Modification Process if the City receives benefit from the suggested standard deviation.

Existing curb-to-curb dimensions may vary from what is shown in street type cross-sections. Applicants shall consult the Public Works Standards to determine how to implement the street type cross-sections in different situations.

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4.1143 Downtown Street Type Standards

A. Urban Boulevard

For the Urban Boulevard Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 5 feet provided in a walk of 6 feet width. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 5-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets.
5. A 16-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on-street parking is included, curbed bulb-outs at the street intersections are required.
7. Comply with **Section 9.0200** – Clear Vision Area.
8. Access to single-family attached dwellings is prohibited directly from Urban Boulevard streets. Access from rear alleys and side streets is allowed.



Fig. A planted median

4.1143 Downtown Street Type Standards

A. Urban Boulevard

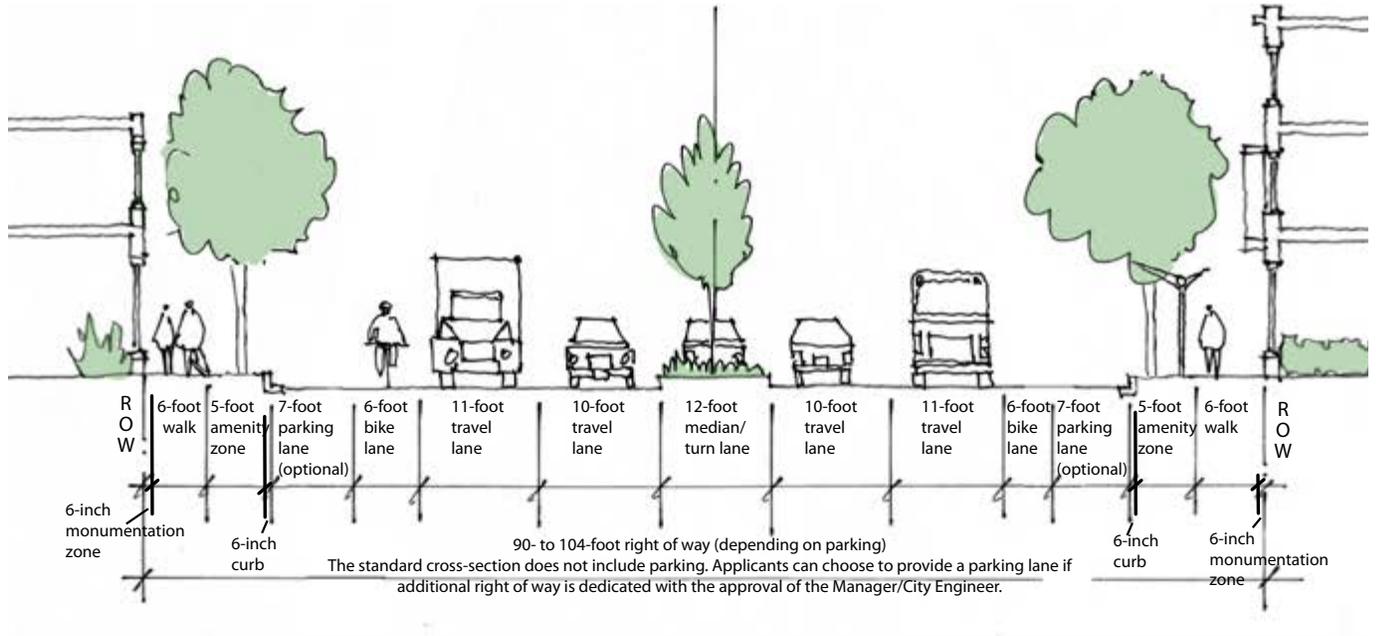
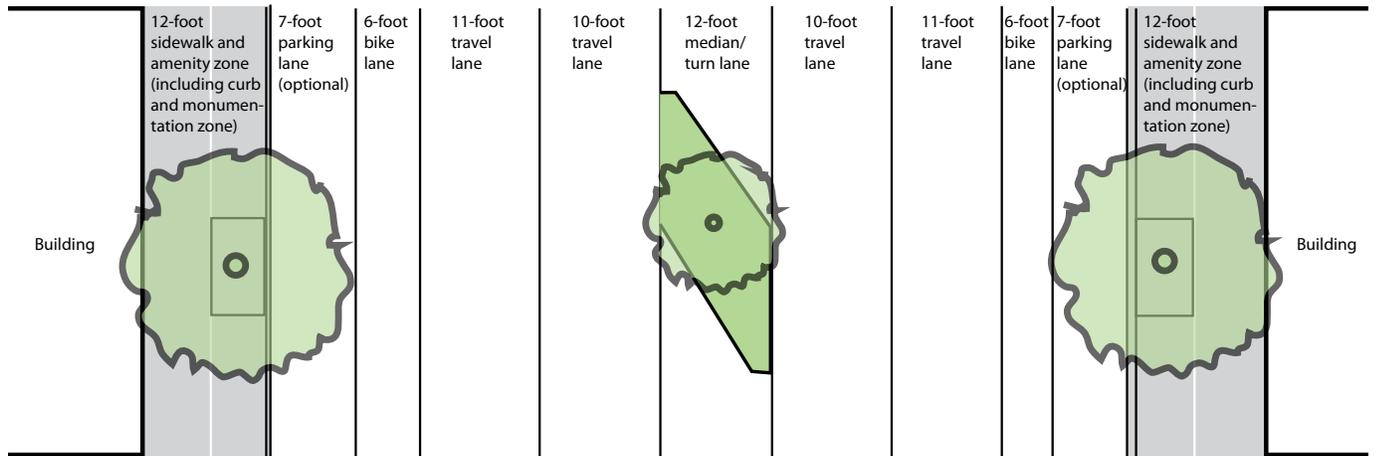


Figure: Urban Boulevard cross-section



Not to scale

Figure: Urban Boulevard plan view

4.1143 Downtown Street Type Standards

B. Urban Commercial

For the Urban Commercial Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear, accessible walking route of 5 feet in an 11-foot zone that includes the curb, amenity zone and monumentation zone. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 4-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on street parking is included, curbed bulb-outs at the street intersections are required.
7. No curb cuts are permitted without permission of the City and shall be allowed only in instances that permit no other options.



Fig. B.2 with 5-foot walk zone



Fig. B furnishing zone with trees, lights, benches, trash receptacles and decorative paving

4.1143 Downtown Street Type Standards

B. Urban Commercial

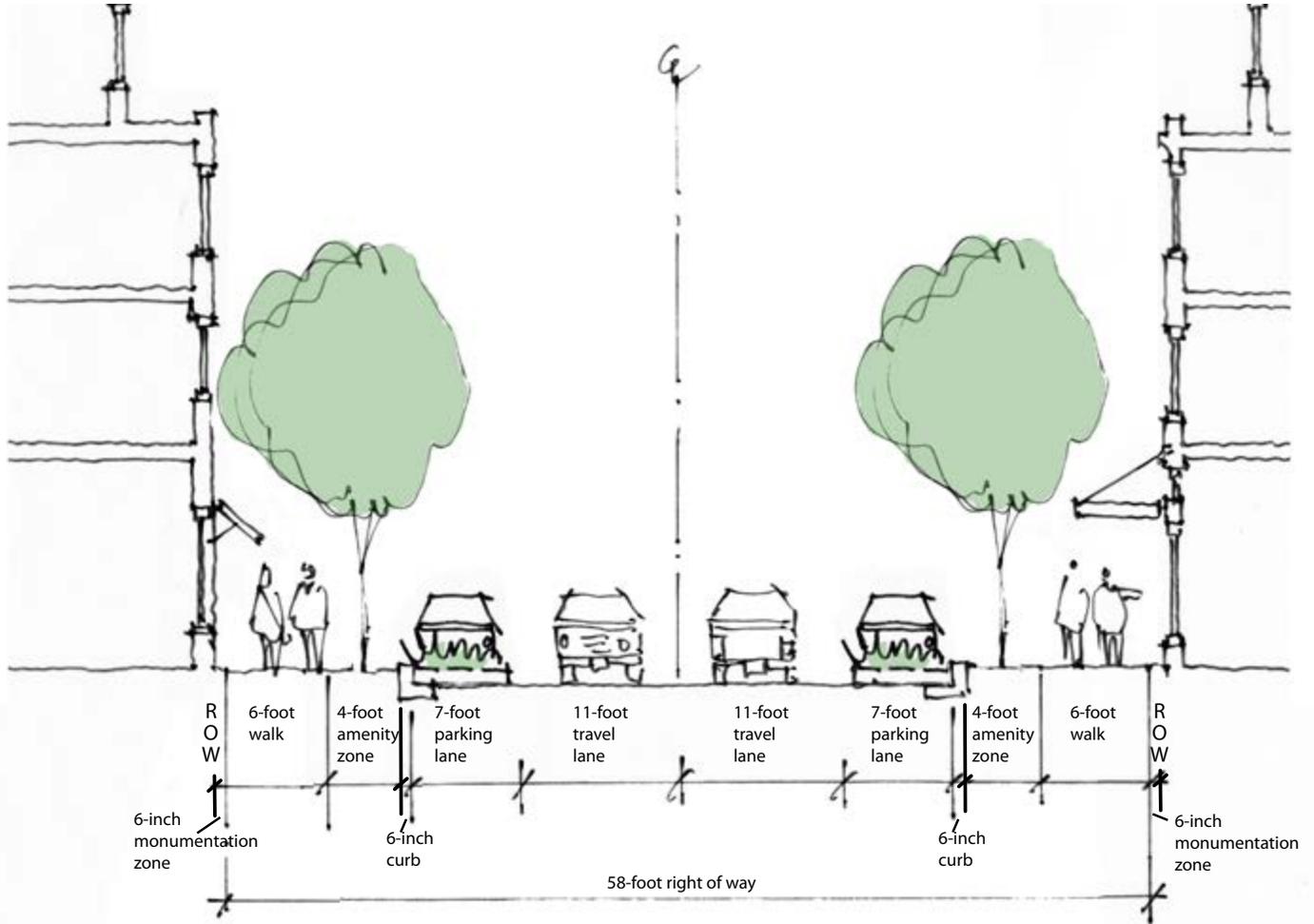
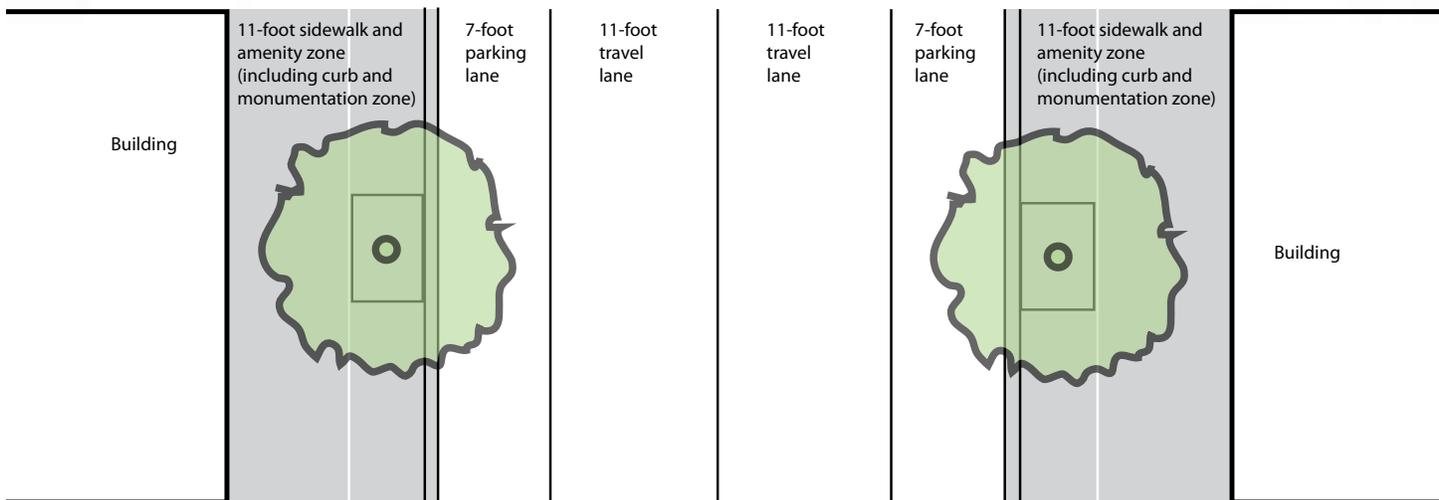


Figure: Urban Commercial cross-section



Not to scale

Figure: Urban Commercial plan view

4.1143 Downtown Street Type Standards

C. Urban Residential

For the Urban Residential Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear, accessible walking route of 5 feet provided.
3. There shall be a 4-foot amenity zone provided with planted understory landscaping. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets.
5. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.
6. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.



Fig. C.5 transitional stoops and planting



Fig. C.5 residential setback

4.1143 Downtown Street Type Standards

C. Urban Residential

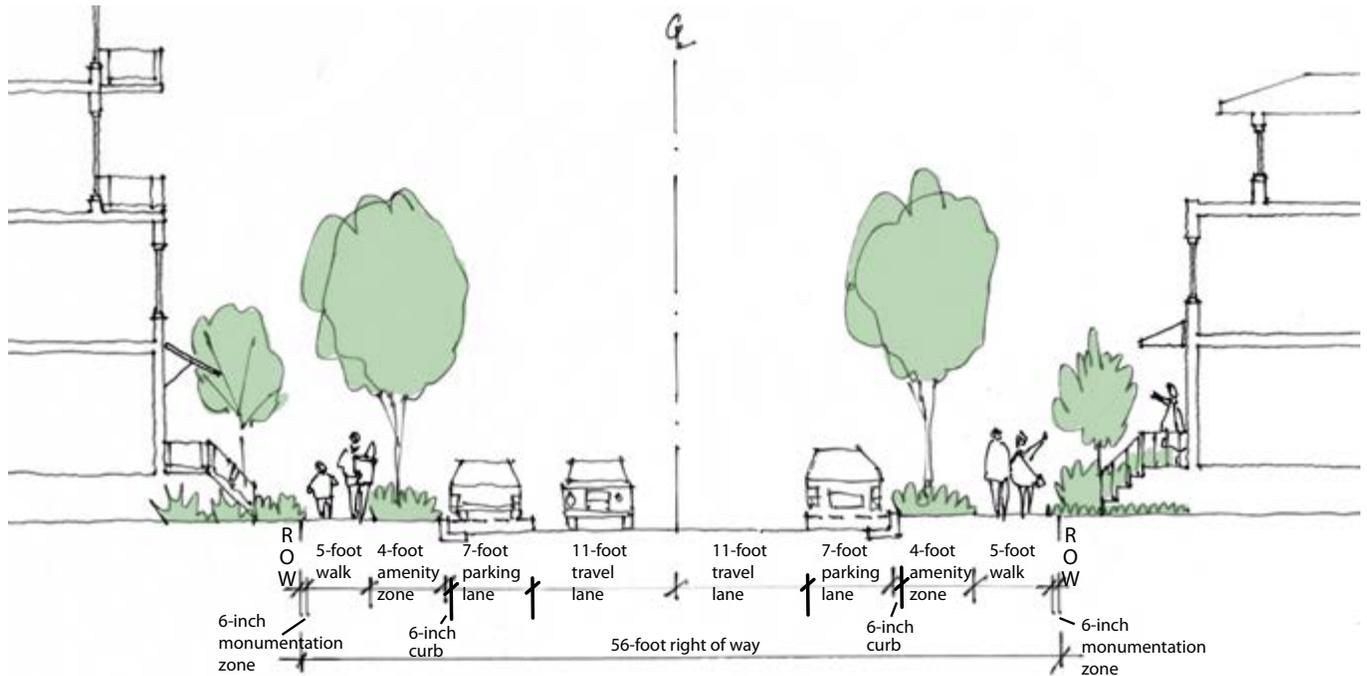
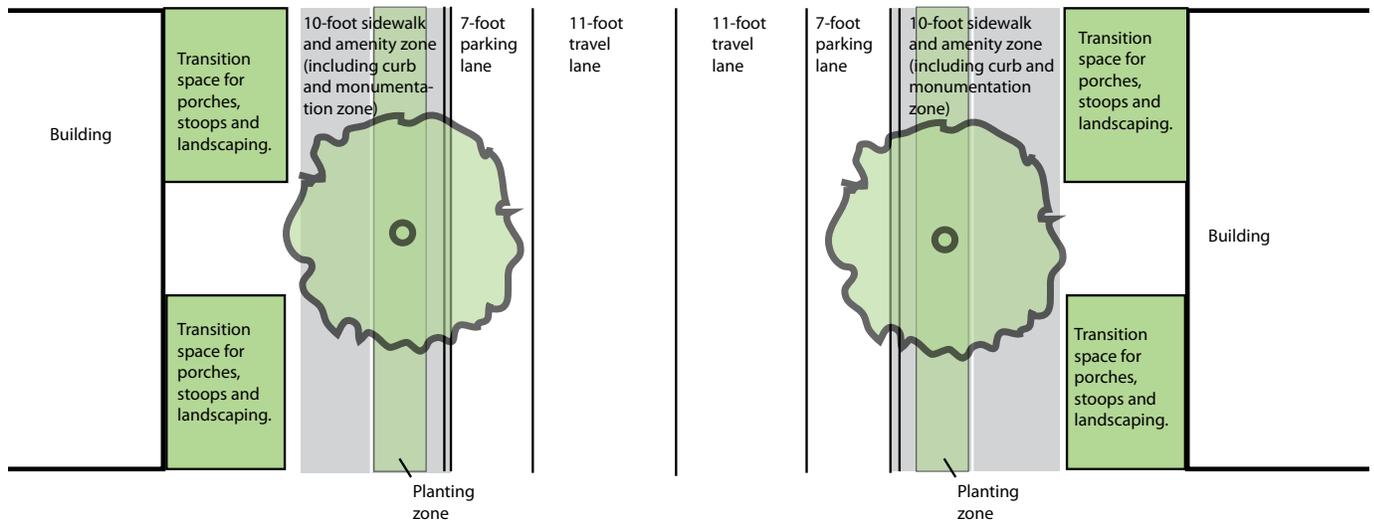


Figure: Urban Residential cross-section



Not to scale

Figure: Urban Residential plan view

4.1143 Downtown Street Type Standards

D. Green/Shared

For the Green/Shared Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 12-foot meandering amenity zone provided. This amenity zone may consist of large, heavily planted street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. Curbs shall be de-emphasized or eliminated.
7. Special paving materials shall be provided throughout the street as approved by the Department of Environmental Services.
8. Rain gardens, valley gutters or appropriate stormwater treatment facilities shall be provided.
9. Access to single-family attached dwellings is prohibited directly from Green/Shared streets. Access from rear alleys or side streets is allowed.



Fig. D.3 large planted trees



Fig. D.6 curbless street

4.1143 Downtown Street Type Standards D. Green/Shared

Figure: Green/Shared Cross-section

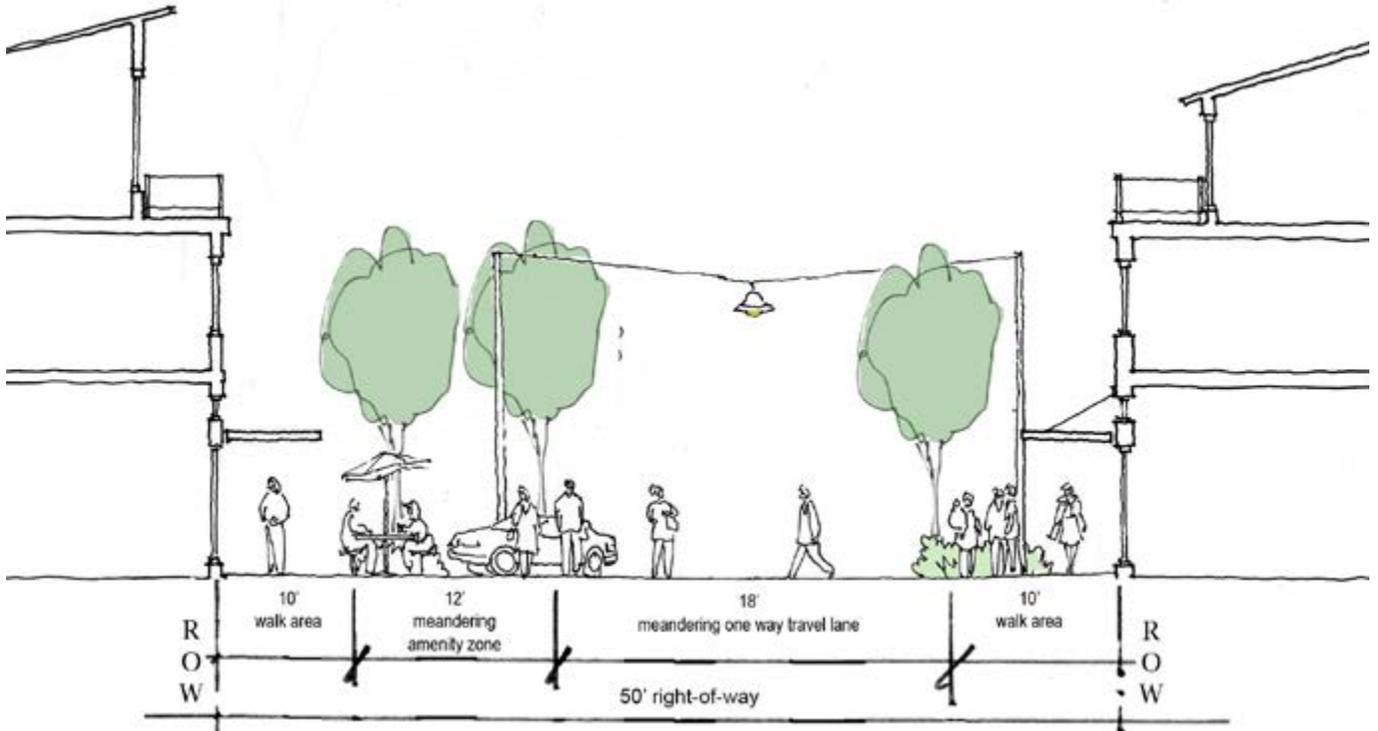
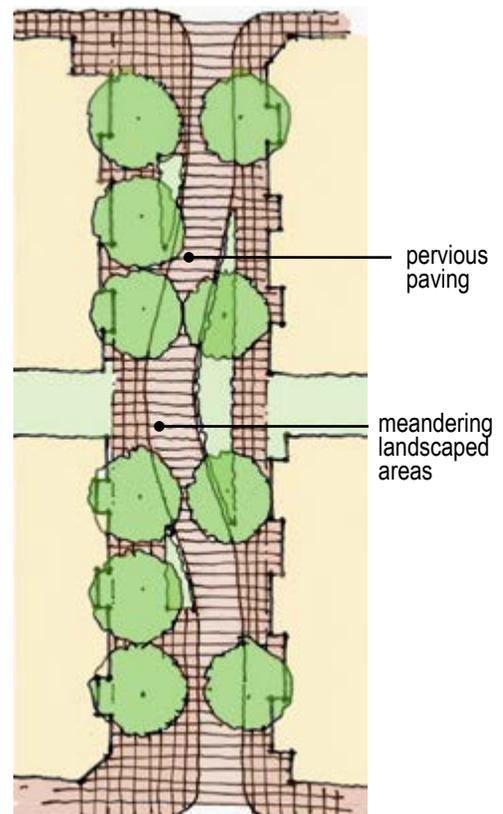


Fig. D.7 street runnels and special paving

Figure: Green/Shared Plan View



4.1143 Downtown Street Type Standards

E. Main Avenue (Powell to 4th)

For the Main Avenue Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear minimum accessible walking route width of 5 feet. The pedestrian walk width shall be 6 feet. Appurtenances can protrude 1 foot into the walk width.
3. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street. No parking is allowed between the building and the street.
4. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
5. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections.



Fig. E. Main Ave

4.1143 Downtown Street Type Standards
 E. Main Avenue (Powell to 4th)

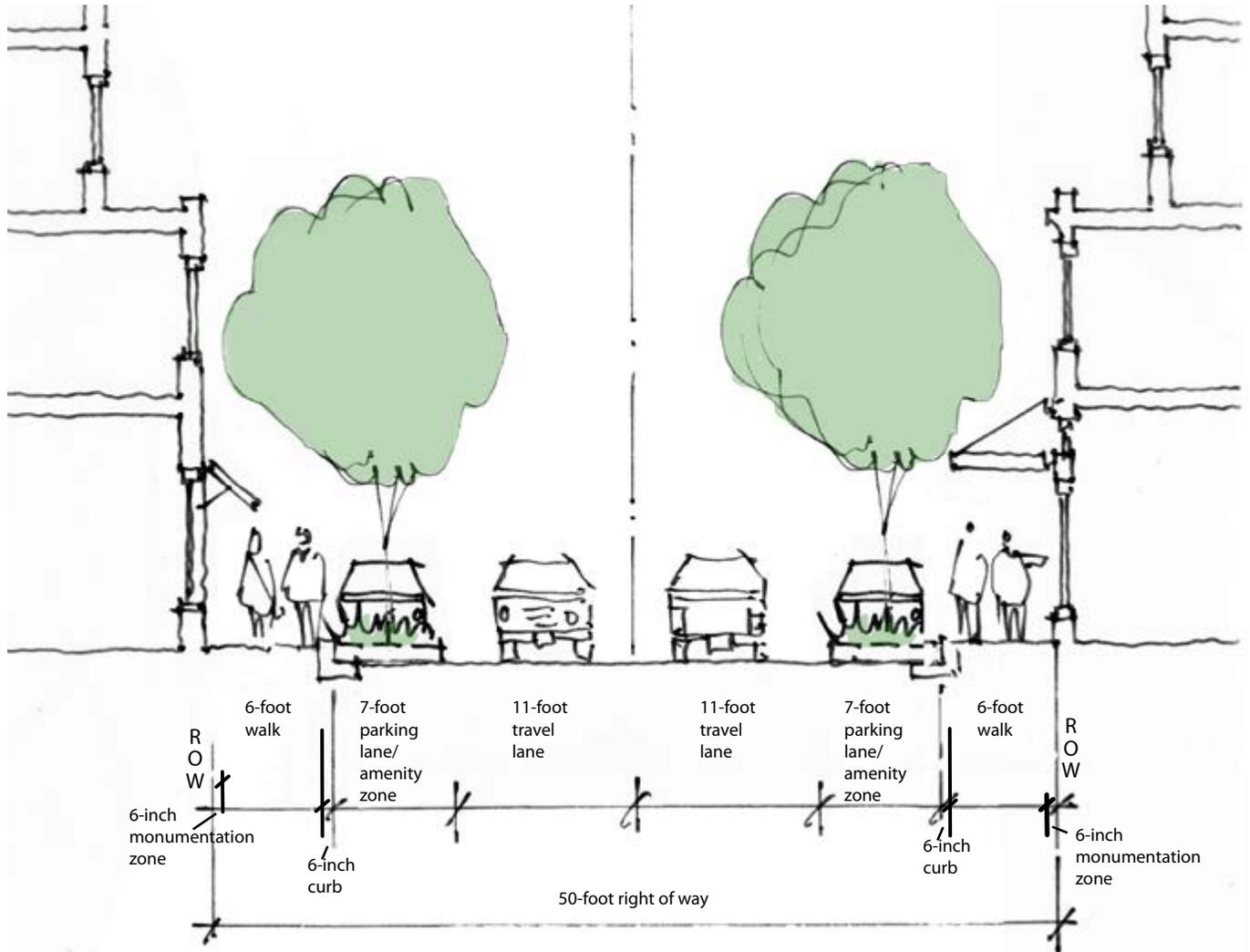
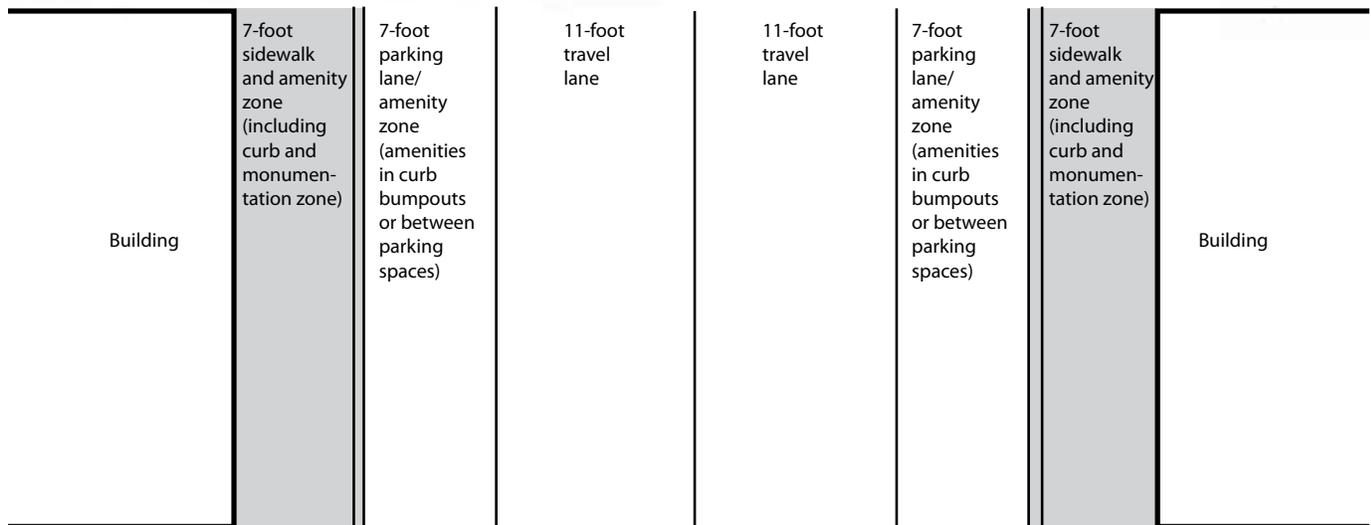


Figure: Main Avenue cross-section



lot to scale

Figure: Main Avenue plan view

4.1143 Downtown Street Type Standards F. Stanley

For the Stanley Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude one foot into the walk width.
3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on-street parking is included, curbed bulbouts at the street intersections are required.



Fig. F.2 envisioned new Stanley Street in Town Fair District

4.1143 Downtown Street Type Standards

F. Stanley

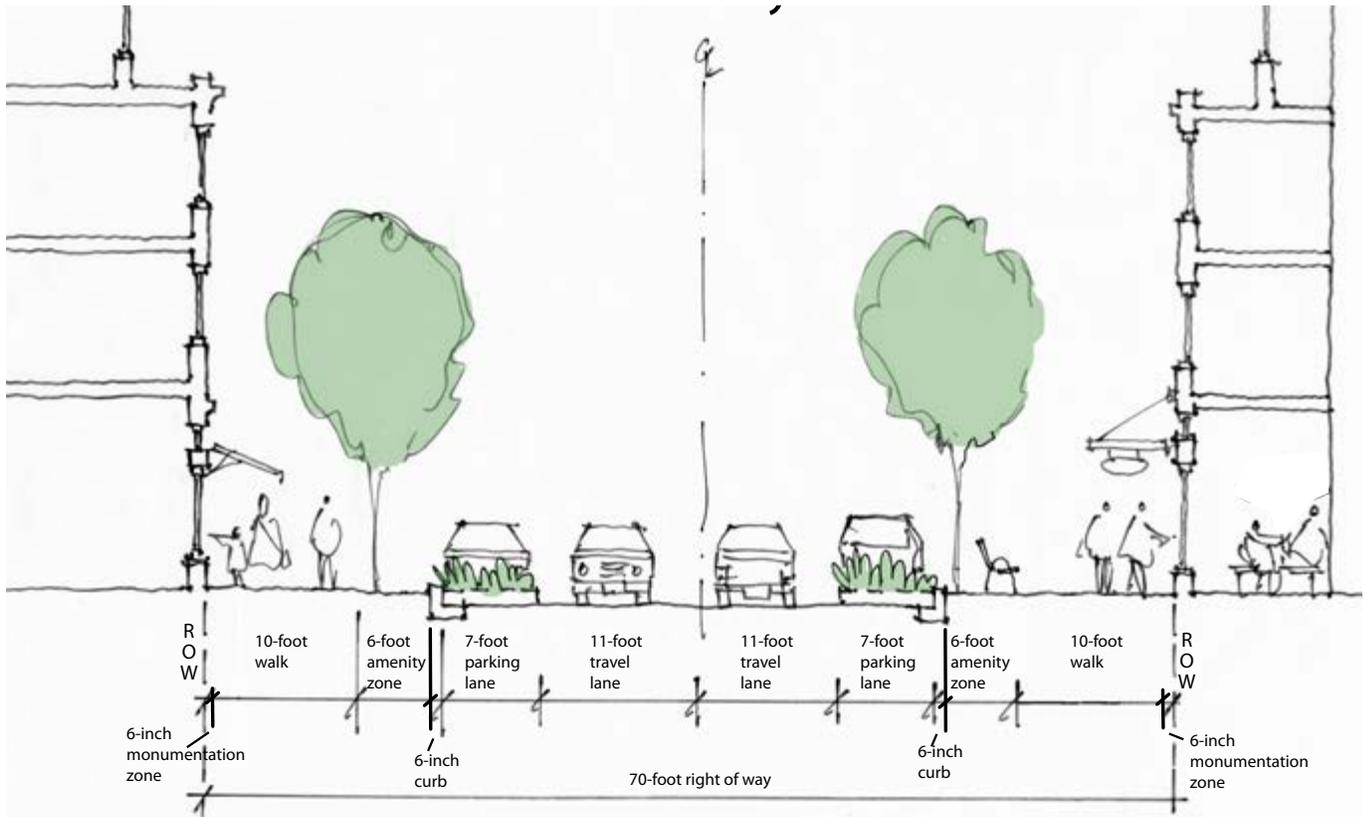
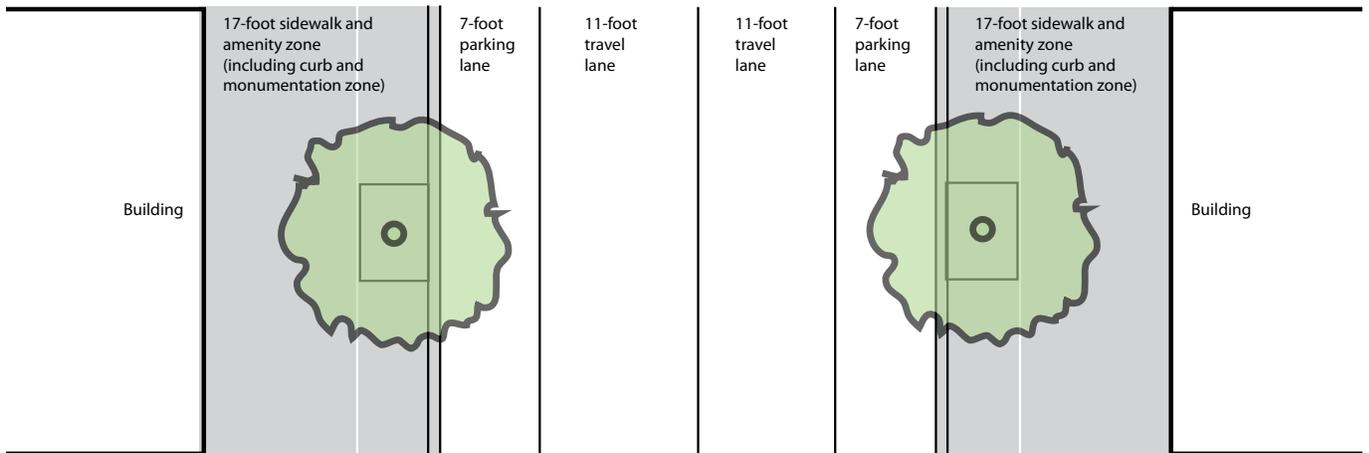


Figure: Stanley cross-section



Not to scale

Figure: Stanley plan view

4.1143 Downtown Street Type Standards

G. Third Street (Main to Kelly)

For the Third Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a minimum clear accessible walking route of 5 feet provided. The pedestrian walk width shall be 6 feet. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 4-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on-street parking is included, curbed bulbouts at the street intersections are required.



Colonnades are encouraged on the north side of Third.

4.1143 Downtown Street Type Standards
 G. Third Street (Main to Kelly)

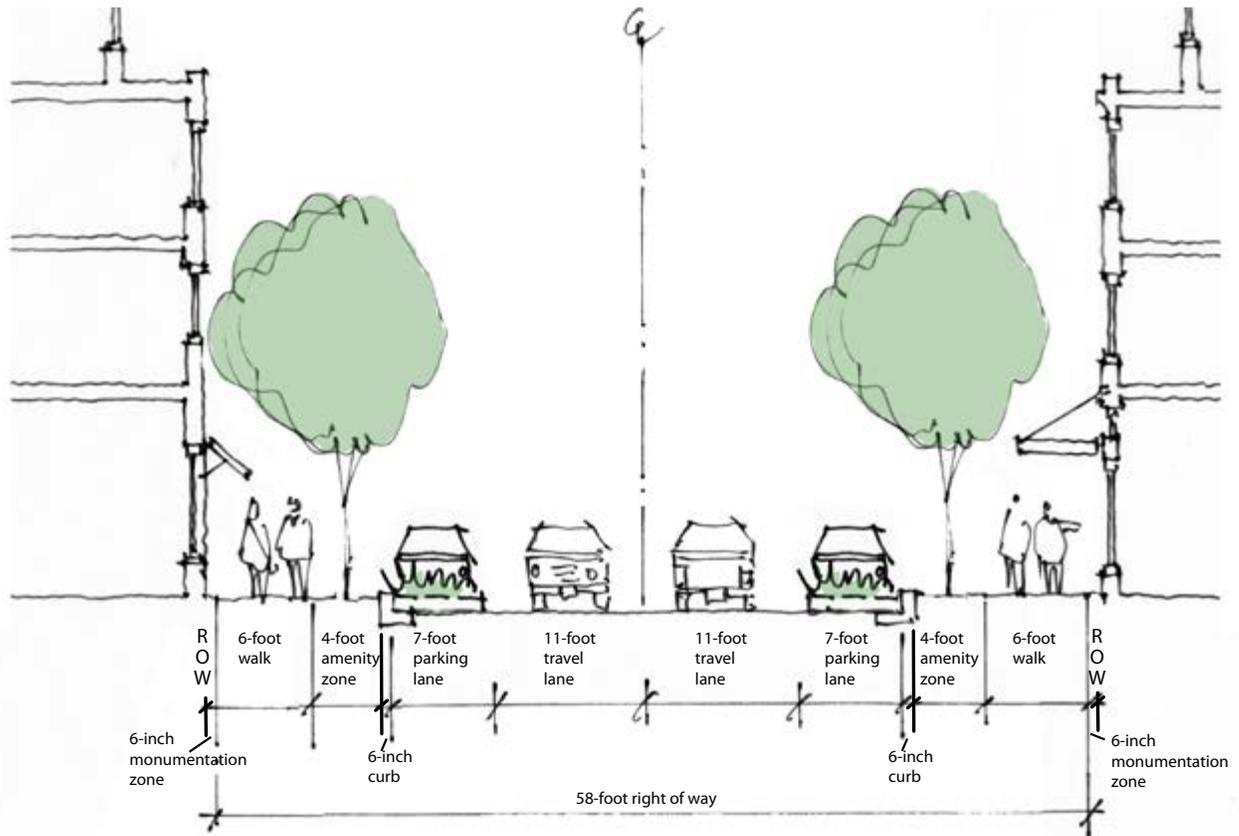
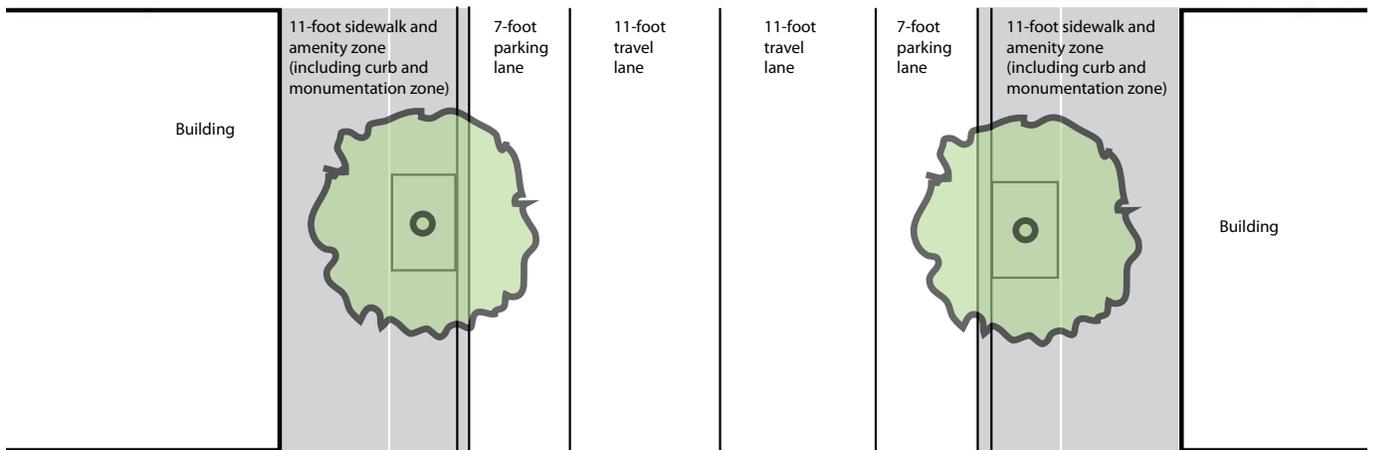


Figure: Third Street cross-section



Not to scale

Figure: Third Street plan view

4.1143 Downtown Street Type Standards

H. Cleveland Avenue

For the Cleveland St. Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a minimum clear accessible walking route of 5 feet provided.
3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on-street parking is included, curbed bulbouts at the street intersections are required. Rain gardens are required in bulb-outs.



Fig. H.3 rain gardens in planting area



Fig. H.4 residential transitional spaces

4.1143 Downtown Street Type Standards H. Cleveland Avenue

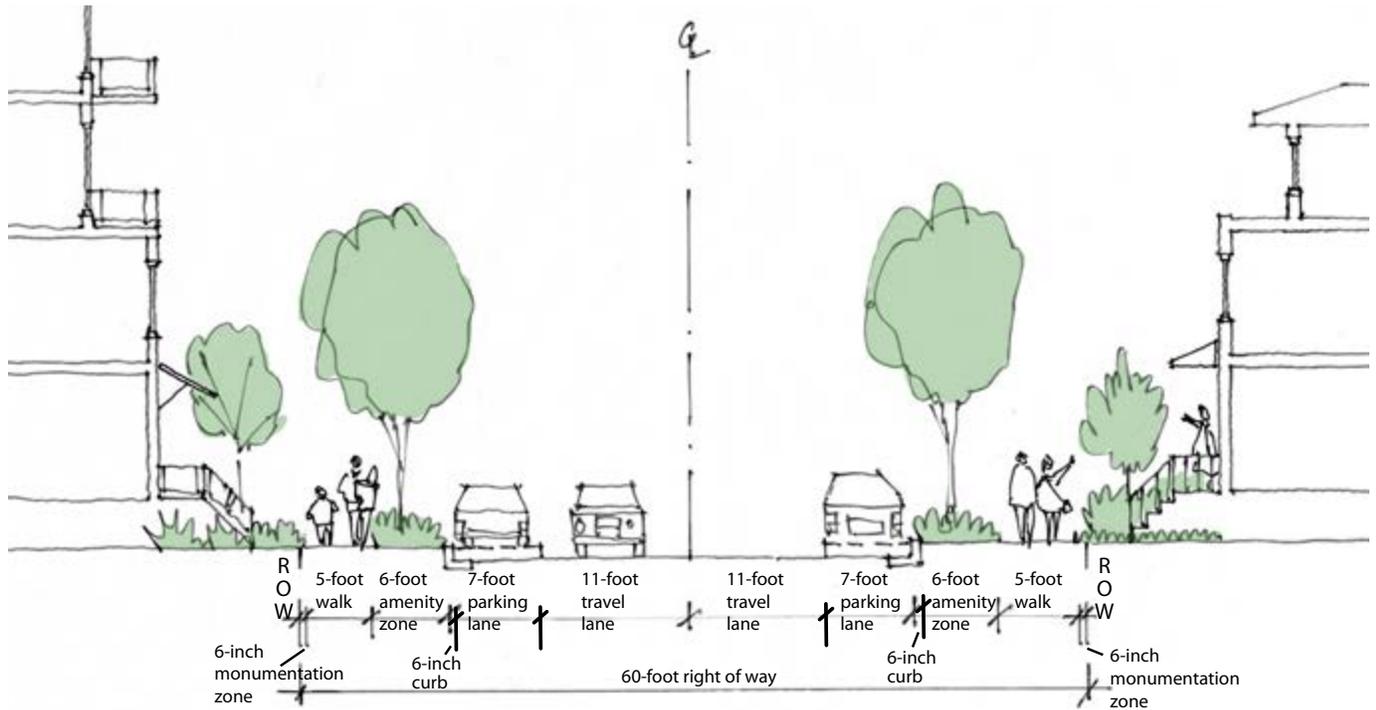
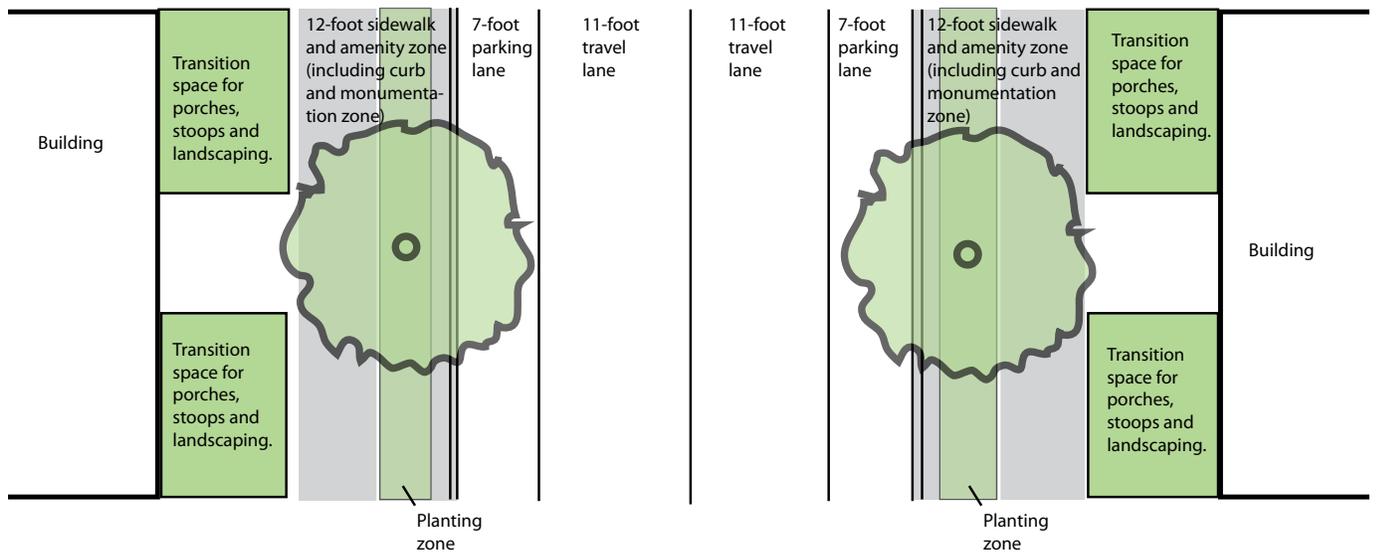


Figure: Cleveland cross-section



lot to scale

Figure: Cleveland plan view

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